

United States Department of the Air Force

Air Combat Command (ACC), Air Force Global Strike Command (AFGSC), Air Force Space Command (AFSPC) and Air Force Center for Engineering and the Environment (AFCEE)



**Privatization of Military Family Housing
Beale, FE Warren, Malmstrom, and Whiteman Air
Force Bases (“Western Group”)**

Solicitation No. AFCEE-09-0002

APPENDIX F Technical References

**PROPOSALS ARE DUE NO LATER THAN
5:00 P.M. EDT 21 SEPTEMBER 2010 AT:**

ALVAREZ & MARSAL REAL ESTATE ADVISORY SERVICES
C/O EMAX FINANCIAL & REAL ESTATE ADVISORY SERVICES, LLC
60 Broad Street, Suite 3501
New York, NY 10004
Voice: 212.813.3510 Fax: 212.813.3505
Email: western@emaxllc.com
Web site: www.amafpress.com/projects/western

APPENDIX F. TECHNICAL REFERENCES

All documents listed below are available at the Western Group project Web site at <http://amafpress.com/projects/western/>. Please refer to the Western Group project web site for a more complete listing and posting of project-related Technical Documents.

Building Codes and Standards

The registered architects and professional engineers who provide professional services to the Project Owner shall be responsible for searching and determining applicable, controlling, and governing building codes, standards, amendments, supplements, provisions, conditions and terms, ordinances, regulations, rules, laws, statutes and Federal laws for this Military Family Housing Privatization Project effective as of 21 September, 2010. As a minimum requirement, all development, demolition, construction, and renovation of housing units and Leased Premises Improvements at BAFB, FEWAFB, MAFB and WAFB shall be in accordance with applicable city, county, or state building codes, standards, regulations and Federal laws, as they may all be amended, that would apply to like development activities outside of each Installation and within the county in which such Installation is situated to include, where applicable, all of the following:

BUILDING CODES AND STANDARDS:

- 2006 International Building Code with local amendments
- 2006 International Residential Code with local amendments
- 2006 International Existing Building Code with local amendments
- 2006 International Mechanical Code with local amendments
- 2006 Uniform Plumbing Code with local amendments
- 2005 National Electrical Code with local amendments
- 2003 International Energy Conservation Code with local amendments
- 2006 International Fire Code with local amendments

ADA UFAS COMPLIANCE CODES:

- 28 CFR Part 36, ADA Standards for Accessibility Design, (rev. 1 July 1994) – for Community Center
- ADAAG, Americans with Disability Act Accessibility Guidelines for Buildings and Facilities (Sept 2002) – for Community Center
- Uniform Federal Accessibility Standards (UFAS), Architectural Barriers Act (ABA), 1984, (ICC/ANSI A117.1-2003 follows ABA standards) (Adopted by DoD 1985) – for residential units

INFRASTRUCTURE CODES AND STANDARDS:

- City Public Works Standard Details
- State Commission on Environmental Quality
- Potable water distribution, natural gas (N/A for existing Improvements), and electrical infrastructure systems shall comply with the jurisdictionally adopted utility codes and standards and Installation design criteria for existing infrastructure system interface for operability.

NATURAL RESOURCES AND ENVIRONMENTAL:

- State Commission on Environmental Quality

ANTITERRORISM STANDARDS:

- Unified Facilities Criteria, 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, (Oct 2003 with Change 1, 22 Jan 2007) – habitable structures stand off distances

CONFLICT AND INCONSISTENCY RESOLUTION:

In the event of conflict and/or inconsistencies among applicable, controlling, and governing building codes, standards, amendments, supplements, provisions, conditions and terms, ordinances, regulations, rules, laws, statutes and Federal laws for this Military Family Housing Privatization Project, the more stringent shall apply. Project Owner should coordinate and resolve conflicts and/or inconsistencies with the applicable, controlling, and governing officials within the Federal Government, State Government, County or Municipal professional architects and engineers of record and private lending institutions.

WAIVERS, VARIANCES, RULINGS, AND EXCEPTIONS:

Project Owner may, at its sole option, responsibility and expense, petition the applicable controlling and governing Federal, State, County and/or Municipal code officials for waivers, variances, rulings, and exceptions to codes and/or standards.

General Documents

1. Air Force Instruction (AFI) 34-276, "Family Child Care Programs,"
2. Air Force Instruction (AFI) 32-6007, "Privatized Family Housing."
3. Air Force Instruction (AFI) 32-6001, "Family Housing Management."
4. Air Force Instruction (AFI) 32-1061, "Providing Utilities to US Air Force Installations."
5. Air Force Instruction (AFI) 64-101, "Multichannel Video Programming Distribution (Broadcast Cable)."
6. Air Force Instruction (AFI) 65-503, "US Air Force Cost and Planning Factors."
7. "General Officer Quarters Guide," Volumes I-III, Office of the Civil Engineer, Directorate of Housing, August 2002.
8. Air Force Family Housing Guide for Planning, Programming, Design and Construction", Office of the Civil Engineer, Directorate of Housing, Aug. 04
9. Uniform Federal Accessibility Standards (UFAS)
10. Handbook for Public Playground Safety (published by the Consumer Product Safety Commission)
11. MHPI Utility Reimbursement Policy #2, Dated 2 Nov. 2007
12. Utility Points of Demarcation

BEALE AFB

1. “Environmental Baseline Surveys/Environmental Condition Report: Environmental Analysis for Beale Air Force Base, Privatization,” 2002 with 2008 Addendum.
2. Yuba County, Community Development Building Codes and Standards
 Yuba County Building Inspector
 915 8th St., Suite 123
 Marysville, CA 95901
www.co.yuba.ca.us
3. “Beale Air Force Base Military Family Housing Community Profile,” (HCP). This document provides a statistical analysis of housing demand and availability with recommendations for improving community housing areas. Includes cost estimates and large- and small-scale graphics. This document provides the basis for the housing renovations, replacement, and future maintenance.
4. “Housing Requirement and Market Analysis– Beale Air Force Base,” (HRMA) prepared by SAIC, dated December 2009.
5. Standards and Guidelines for Construction, found in City/County Ordinances. For further information, contact the Yuba County Planning Director at www.cp/yuba.co.us
6. Urban Forest Management Plan Survey Report and Urban Forest Survey Map Workbook, Beale AFB, California, October 1999. Prepared by World Tree, Inc. This document, which is available on CD, provides text, maps, plan graphics, planting/pruning details, references and photographs. It shows the location, species, name and condition of all the trees in the Family Housing areas and makes recommendations regarding their preservation, maintenance and removal. This document should provide the basis for decisions, standards and procedures regarding tree preservation, maintenance and removal.
7. Beale AFB’s current criminal background checks policy and process, if any, for employees of Government contractors or other members of the general public with unrestricted and unsupervised base access.
8. Sanitary Sewer System and Wastewater Treatment Plant Repairs and Upgrades (I&I Survey)
9. “Integrated Natural Resource Management Plan,” prepared by the U.S. Army Corps of Engineers, dated Jan 1999.
10. Installation, utility, and city/county points of contact:

Office	Name	Address	Phone/Email
Installation Points of Contact			
9 CES/CEAC	Gwen Vergara Booz Allen Hamilton	17860 Warren Shingle Beale AFB, CA 95903-1523	530.634.3455 Vergara_gwen@bah.com Gwen.vergara.ctr@beale.af.mil
Utility Points of Contact			
9 CES/CEAC	Gwen Vergara Booz Allen Hamilton	17860 Warren Shingle Beale AFB, CA 95903-1523	530.634.3455 Vergara_gwen@bah.com Gwen.vergara.ctr@beale.af.mil

Please check the Document Rooms, which may be updated from time to time with additional documents.

FE WARREN AFB

1. “Environmental Baseline Surveys/Environmental Condition Report: Environmental Analysis for FE Warren Air Force Base, Privatization.” Base contact person is Lori Ford: 307-773-5494
2. Laramie County and Cheyenne Building Codes and Standards
City of Cheyenne Building Permits Department
2101 O’Neil Ave
Cheyenne, WY 82001
307-637-6265
3. Installation Restoration Program (IRP). Contact person is Mr. John Wright, Chief, Restoration Management FE Warren AFB: 307-773-5494
4. “General Plan, FE Warren Air Force Base WY” prepared In House, dated 2008. This document provides text, maps, plan graphics, and photographs and describes composite constraints and opportunities, infrastructure, land use, and capital improvements. General utility narrative and layout information is included.
5. “FE Warren Air Force Base Military Family Housing Community Profile,” prepared by Parsons 3D/I, dated Dec 2008. This document provides a statistical analysis of housing demand and availability with recommendations for improving community housing areas. Includes cost estimates and large- and small-scale graphics. This document provides the basis for the housing renovations, replacement, and future maintenance. (This document is in hard copy only)
6. “Housing Requirement and Market Analysis– FE Warren Air Force Base,” prepared by SAIC, dated Nov 2006.
7. “Integrated Natural Resource Management Plan,” prepared by HydroGeologic Inc, dated May 2006. Description of vegetation indigenous to WY and proper installation and maintenance. (This document is in hard copy only.)
8. Standards and Guidelines for Construction, found in City/County Ordinances. For further information, contact the Cheyenne City Planning Director at 307-637-6265.
9. Radon test results performed by 90 CES, originally tested in 2006. Please contact the Toxics Program Manager, Greg Rindone: 307-773-4384
10. Asbestos and Lead-Based Paint Identification Surveys, performed by 90 CES, dated 1996. Please contact the Toxics Program Manager, Greg Rindone: 307-773-4384
11. FE Warren AFB’s current criminal background checks policy and process is under control of Pass & ID. The contact for that office is 307-773-1853. The security of the Base is in constant review and upgrade. For the current policy, contact Pass & ID.
12. GOQ Master Plan F E Warren prepared by Parsons 3D/I dated Nov 2009.
13. Snow and Ice Removal Priority Map
14. Programmatic Agreement
15. Installation, utility, and city/county points of contact:

Office	Name	Address	Phone/Email
Installation Points of Contact			
Proj Manager	Jim Harker	300 Vesle Dr, Bldg 320 F.E. Warren AFB, WY	307-773-5728 James.harker@warren.af.mil
Housing Chief	Tammy Hanesworth	300 Vesle Dr, Bldg 320 F.E. Warren AFB, WY	307-773-5825 Tammy.hanesworth@warren.af.mil

Please check the Document Rooms, which may be updated from time to time with additional documents.

Malmstrom AFB

1. “Environmental Baseline Surveys/Environmental Condition Report: Environmental Analysis for MAFB Air Force Base, Privatization,” Oct 2009.
2. Cascade County Building Codes and Standards
Cascade County Planning Department
(406) 454-6905
<http://www.co.cascade.mt.us/?p=departament&ido=98>
3. “General Plan, Malmstrom Air Force Base Montana” prepared by Parsons, dated Dec 2004. This document provides text, maps, plan graphics, and photographs and describes composite constraints and opportunities, infrastructure, land use, and capital improvements. General utility narrative and layout information is included.
4. “Malmstrom Air Force Base Military Family Housing Community Profile,” prepared by Parsons, dated Dec 2008. This document provides a statistical analysis of housing demand and availability with recommendations for improving community housing areas. Includes cost estimates and large- and small-scale graphics. This document provides the basis for the housing renovations, replacement, and future maintenance. (This document is in hard copy only.)
5. “Housing Requirement and Market Analysis– Malmstrom Air Force Base,” prepared by Science Applications International Corporation (SAIC), dated Dec 2005.
6. “Integrated Natural Resource Management Plan,” prepared by HydroGeoLogic, Inc., dated Jan 2008. Description of vegetation indigenous to Montana and proper installation and maintenance. This document is available in PDF.
7. Standards and Guidelines for Construction, found in City/County Ordinances. For further information, contact the Cascade County Planning Director at (406) 454-6905.
8. Asbestos and Lead-Based Paint Identification Surveys, performed by MED-TOX Northwest, dated 2006-2007.
9. MAFB AFB current criminal background checks policy and process.
10. Proposed Transfer of Units between the United States Government and Rocky Boy Chippewa and Cree Tribes (MAFB)
11. MAFB AFB Minuteman Village Repairs Phasing Plan Drawing
12. MAFB AFB MILCON Phasing Plan Drawing
13. MAFB AFB Atlas Village Acoustical Report Mar 2010
14. MAFB Radon Study Jun 2010
15. MAFB Snow and Ice Removal Priority Map
16. Installation, utility, and city/county points of contact:

Office	Name	Address	Phone/Email
Installation Points of Contact			
341 CES/CEACP	Darrick Godfrey	6945 Goddard Dr. Malmstrom AFB, MT 59402	406-731-6437 darrick.godfrey.ctr@malmstrom.af.mil
Utility Points of Contact			
Northwestern Energy	Bob Vinson	PO Box 589 Great Falls, MT 59403	406-454-7119 robert.vinson@northwestern.com
Shell Energy	James Morin	Columbus Center Suite 612, Great Falls, MT 59401	406-771-1333 / james.morin@shell.com
Energy West	Ed Kacer	No. 1 First Ave. S., Great Falls, MT 59403	406-791-7521 / ejkacer@ewst.com
Qwest Corporation	Jay Langton & Butch Preston	700 W Mineral Ave., Littleton, CO 80120	406-771-2537
Bresnan Communications LLC, aka Microwave of Montana	Bob Haddenham	2910 10 th Ave So, Great Falls, MT 59405	406-952-4164
Housing Support Contracts Points of Contact			
Montana Waste Systems, Inc.	Roger Bridgeford	3201 15 th St NE, Black Eagle, MT 59414	406-761-2545
National Construction and Maintenance	John Blanco	171 E 3 rd St #A, Perris, CA 92570	866-940-5541
General Trades and Services, Inc.	George Toyama	94-070 Leokane St, Suite 201, Waipahu, HI 96767	808-678-0876
City/County Points of Contact			
Cascade County Planning Department	Brian Clifton	121 4th St N, Suites 2H-2I, Great Falls, MT 59401	406-454-6905 belifton@co.cascade.mt.us
City of Great Falls Utilities	Martha Cappis	2 Park Dr. S., Great Falls, MT 59401	406-455-8484

Please check the Document Rooms, which may be updated from time to time with additional documents.

Whiteman AFB

1. “Environmental Baseline Surveys/Environmental Condition Report: Environmental Analysis for Whiteman Air Force Base, Privatization,” Environmental Assessment March 2010, Final Finding of No Significant Impact signed June 2010.
2. Building Codes and Standards: The County or local city does not administer or enforce codes for Whiteman AFB. The 509th Civil Engineer Squadron on Whiteman AFB will be responsible for the building inspections. The Project Management Section of the CE Squadron may be contacted at (660) 687-7761. The following codes will be used as a basis of the construction and inspection: International Residential Code 2006, Universal Plumbing Code – latest version, National Electric Code – 2008, Universal Mechanical Code – latest version, NFPA 101 Life Safety Code.
3. Installation Restoration Program (IRP) dated March 2010.
4. “General Plan, Whiteman Air Force Base Missouri” prepared by Whiteman AFB, dated Oct 15, 2008. This document provides text, maps, plan graphics, and photographs and describes composite constraints and opportunities, infrastructure, land use, and capital improvements. General utility narrative and layout information is included.
5. “Whiteman Air Force Base Military Family Housing Community Profile,” prepared by JM Waller Associates/Parsons EC/I, dated October 7, 2008. This document provides a statistical analysis of housing demand and availability with recommendations for improving community housing areas. Includes cost estimates and large- and small-scale graphics. This document provides the basis for the housing renovations, replacement, and future maintenance. (This document is in hard copy only.)
6. “Whiteman Air Force Base Privatization Master Plan 2008” and Whiteman AFB Family Housing Master Plan 2004”
7. “Housing Requirement and Market Analysis–Whiteman Air Force Base,” prepared by Science Applications International Corporation (SAIC) dated December 9, 2005.
8. “AICUZ Study for Whiteman AFB,” dated Jan 25, 2004. This report contains noise contours from aircraft operations and construction criteria required to abate noise.
9. “Integrated Natural Resource Management Plan,” dated October 2007. Description of vegetation indigenous to Missouri and proper installation and maintenance.
10. Standards and Guidelines for Construction, found in City/County Ordinances. For further information, contact the Whiteman AFB Project Management Section at 660 687-7761. The following codes will be used as a basis of the construction and inspection: International Residential Code 2006, Universal Plumbing Code – latest version, National Electric Code – 2008, Universal Mechanical Code – latest version, NFPA 101 Life Safety Code
11. Radon test results performed by 509th CES, originally tested in December 2002 and revised in April 2003.
12. Numerous Asbestos and Lead-Based Paint Identification Survey. Hard copies are on file at the Environmental Flight of the 509th Civil Engineer Squadron. Point of Contact is Mr. Glen Goldson (660) 687-6347.

13. Memorandum for Entry Authority Letter (EAL) Users, dated June 19, 2009
14. Whiteman Air Force Base Instruction 48-131 Domestic Animal Control, dated 19 November 2008
15. Snow and Ice Removal Priority Map
16. Installation, utility, and city/county points of contact:

Office	Name	Address	Phone/Email
Installation Points of Contact			
(MAIN HP POC) Contracted Project Manager for Housing Privatization	Steve Strang	509 CES/CEACH 101 Gray Lane Whiteman AFB, MO 65305	(660) 687-5319 office (314) 479-1025 cell strang_steven@bah.com steven.strang.ctr@whiteman.af.mil
Utility Points of Contact			
509 th Civil Engineer Squadron Asset Optimization	Mr. Jerry Forste	509 CES/CEACH 930 Arnold Ave Whiteman AFB, MO 65305	(660) 687-4936 jerry.forste@whiteman.af.mil
Supt, Heavy Repair Element – Roads and Grounds	MSgt. Keith Lockard	509 CES/CEACH 930 Arnold Ave Whiteman AFB, MO 65305	(660) 687-6219 keith.lockard@whiteman.af.mil
Charter Cable Company	Tom Oprendick	Charter Cable Company	(660) 281-0469
Wing Information Assurance Office, (Secure Communications)	Steven Proffer	509 th CC/SCXSE 920 12 th St Whiteman AFB, MO 65305	(660) 687-5011 steven.proffer@whiteman.af.mil
City/County Points of Contact			
City of Knob Noster City Administrator	Doug Kermick	City Manager City of Knob Noster 218 N. State Street Knob Noster, MO 65336	(660) 563-2595 doug@knobnostergov.com
Johnson County Missouri	Commissioner Bill Brenner	300 N. Holden Warrensburg, MO 64093	(660) 747-2112 http://www.jococourthouse.com